

Received on:

APR 16 2010

TO:

HCD - Division of Housing Policy

FROM:

Miranda Cole-Corona, Management Assistant

City of Bellflower

SUBJECT:

2011 and 2012 Housing Element Annual Progress Report

DATE:

April 3, 2013

Enclosed please find a copy of the 2011 and 2012 Housing Element Annual Progress Report. If you have any questions please feel free to contact me via email at mcole-corona@bellflower.org or via phone at (562) 804-1424 ext. 2102

(CCR Title 25 §6202)

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flower	City of Bellflow	Jurisdiction

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

				•							
		Housing I	Housing Development Information	Information					Housing with Financial Assistance and/or Deed Restrictions	cial Assistance r ctions	Housing without Financial Assistance or Deed Restrictions
-	2	ω			4		(Ji	5а	6	7	8
Project Identifier		Tenure	Affo	dability by H	Affordability by Household Incomes	mes			Assistance Programs	Deed	Note below the number of units determined to be affordable withou
(may be APN No., project name or	Unit	R=Renter	Very Low-	Low-	Moderate-	Above	per per	Est. # Infill Units*	for Each Development		financial or deed restrictions and attach an explanation how the
address)		O=Owner	Income	Income	Income	Income	i ideor		See Instructions	See Instructions	junsdiction determined the units wa affordable. Refer to instructions.
			*								
(9) Total of Moderate and Above Moderate from Table A3	and Abov	e Moderate	from Table	A3 ▼							
(10) Total by income Table A/A3	able A/A3	*					_				
(11) Total Extremely Low-Income Units*	w-Income	∪nits*									

^{*} Note: These fields are voluntary

(CCR Title 25 §6202)

Jurisdiction City of Bellflower

Reporting Period 1/1/2012 - 12/31/2012

Table A2

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

100		Affo	Affordability by Household Incomes	usehold Incor	mes	
	Activity Type	Extremely Low-Income*	Very Low- Income	Low- Income	TOTAL	(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	(1) Rehabilitation Activity					CHDO Rehab Project
	(2) Preservation of Units At-Risk				0	
	(3) Acquisition of Units			0	0	
	(5) Total Units by Income	0 0	O	0	0	

^{*} Note: This field is voluntary

Table A3

Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

4. Second Unit	5. Mobile Homes	

^{*} Note: This field is voluntary

(CCR Title 25 §6202)

Jurisdiction City of Bellflower

Reporting Period 1/1/2012 - 12/31/2012

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

	Remaining Nee	Total Units	Total RHNA by COG. Enter allocation number:	Above Moderate		Michala	Moderate		LOW]	acij com	Veny low	Income Level	Enter Calendar
	Remaining Need for RHNA Period	▼ ▼	COG. number:		restricted	Non-deed	Deed Restricted	restricted	Non-deed	Deed Restricted	Non-deed restricted	Deed Restricted	Level	Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.
	№		1,067	462		- 2	178		4	i i	100	263	RHNA Allocation by Income Level	h the first year of e Example.
	v		142	135				-	_	ъ	ω		Year 1	2006
			39	33						4		2	Year 2	2007
	-		23	9					0	2	11	1	Year 3	2008
			19	ω					_	4	9	2	Year 4	2009
Company of the Compan			13	12						_			Year 5	2010
			4									4	Year 6	2011
							0			0		0	Year 7	2012
													Year 8	2013
													Year 9	2014
			240	192					2	14	23	9	(all years)	
		827		270		:	178			148		231	RHNA by Income Level	Total Remaining

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

Reporting Period	Jurisdiction
1/1/2012 -	City of Beliftower
12/31/2012	flower

Table C

Zoning Standards Implementation	Family Housing Program	Mortgage Credit Certificate Program	Homebuyer's Assistance Program (HAP)	Affordable Housing Density Bonus Program	Section 8 Rental Housing Assistance Program	Residential Development Program	Land Use Element and Zoning Code Implementation	Name of Program	Program Description (By Housing Element Program Names)
Include zoning standards that facilitate and encourage the development of a variety of housing types and revisions of parking standards for each residential zone.	A partnership between the City, Habitat for Humanity, and Long Beach Affordable Housing Coalition to develop new housing for extremely low and very low-income families.	Reduce the amount of federal income taxed owed by a qualified borrower by 15% of the annual interest paid on the mortgage.	Assist qualified households with 80% of the lender required down payment and 100% of the customary non-recurring closing costs associated with a purchase of a home.	Provide density bonuses and other development incentives for qualified projects.	Offer more housing choices to tenants with incomes that come close to 50% of the Los Angeles County median income.	Facilitate the housing development process so that the entire moderate and above moderate income RHNA construction need are met during the program period.	Identify Land Use types and patterns throughout the City, as well as setting density ranges.	Objective	Housing Progress of all program improvement, ar
Continuous	Summer of 2002 2005	Jan 2001 to June 2006	Continuous	Jan 2001 to June 2006	Continuous	Jan 2001 to June 2006	Continuous	Timeframe in H.E.	rams Progres s including loo nd developme
Mixed use projects are made possible through overlay zone or specific plan, in order to accommodate innovation in land use planning. Also, zoning regulations were amended to relax the parking requirement for second dwelling unit which does not require garages; instead, uncovered and/or tandem parking are allowed.	A partnership between the City, Habitat for Humanity, and Long Beach Affordable Summer of 2002 Not existing. In the past an agreement was made, but imitated by Long Beach Housing Coalition to develop new housing 2005 Affordable Housing Coalition. for extremely low and very low-income families.	Offered solely through the County of Los Angeles and is compatible with the City's Homebuyer's Assistance Program.	Existing; however, funds were depleted as of December 2010. This program is still inactive due to decreases in Federal low income housing funds.	Not offered, solely through the State of California.	The City refers renters to contact Housing Authority of the County of Los Angeles, an organization that provides renter vouchers to those who qualify.	Existing. Continuing the program objectives, such as maintaining a list of available vacant sites, and establishing a Residential Planned Development that provides maximum flexibility in the encouragement of creative, innovative, and quality new single family infill development.	Mixed Use projects are continually being pursued, via overlay zone (i.e., Bellflower Village Overlay Zone) or specific plan, in order to accommodate innovation in land use planning.	Status of Program Implementation	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

(CCR Title 25 §6202)

Jurisdiction City of Beliflower

Reporting Period 1/1/2012 - 12/31/2012

Program Implementation Status

Rec Impediments Analysis Program list r Hou	HOI CHDO Acquisition and Rehabilitation Program or hou	Pro: Focused Neighborhood Program disti pub	Proj Multi-Family Improvement Program puro purr Impi	Proy Homeowner Improvement Program purp Imp	Code Enforcement Program the	Adopt facilital Emergency Shelters and Transitional Housing the destructuon facilital transitional Housing transit	Est Housing for Persons with Disabilities moe nee	Con Affordable Housing Incentives hou prof	Name of Program	Program Description (By Housing Element Program Names)
Recommendations to improve the impediments to Fair Housing. Descriptive list provided Category 5., program 1 of the Housing Element.	HOME funds to be used by a CHDO to manage purchase or rehab units for rental or home ownership for low income households.	Provide loans and/or grants to existing multi-family properties located in the distressed neighborhood and to provide public improvements.	Programs offering two federal funds to provide assistance to landlords for the purpose of completing repairs and improvements on their rental property.	Provide assistance to homeowners for the purpose of completing home repairs and improvements.	Protect the quality of the housing stock and the health and safety of its citizens.	Adopt standards and procedures to facilitate the processing of applications for the development or conversion of existing structures to emergency shelters and transitional housing	Establish ways of encouraging and facilitating the development and/or modification of housing to better meet the needs of persons with disabilities.	Continue to facilitate the use of affordable housing incentives by private and non-profit housing developers.	Objective	Housing Programs Describe progress of all programs improvement, an
Dec 2002	Continuous	Continuous	Continuous	Continuous	Continuous	2nd Quarter of 2004	Jan 2001 to June 2004	Continuous	Timeframe in H.E.	ams Progres including loo d developme
Updated with HUD in May 2010. No comments received.	Existing. 15% home allocation to CHDO. Covenants are attached to projects to ensure the proper period of affordability.program.	Existing. Speaking with property owners to offer them assistance to match a percentage of improvements. To date, no units have been assisted because property owners are hesitant to allow oversight by an association to better manage the multi-family buildings.	Funds were depleted; thus, program is no longer existing since 2005. In addition, landlords lacked interest in participaling in the program because they are hesitant to put restrictions on rent.	This program is currently inactive due to decreases in Federal low income housing funds and elimination of the California Redevelopment Agency 20% set-aside funding.	The Code Enforcement Division issues stop work orders, notice of violations, citations, and prosecutes individuals who are responsible for creating health and safety hazards or unsatisfactory aesthetic situations.	The City is in partnership with County funded facilities to provide services to City residents.	Existing CHDO projects under covenant use funding to rehab and/or acquire properties for disabled persons. To date, the Zoning Ordinance addresses conformance with the American with Disabilities Act in a general way. A Housing Impediment Analysis was updated in May 2010.	HOME Investment Partnerships Program is used to assist low income housing development or rehabilitation. For example, an Owner Participation Agreement with HQT Homes was executed to develop 11 affordable units out of 30 for the Belmont Court project. Also, the City identified sites such as Beliflower/Walnut Street Live/Work area for the construction of affordable housing units.	Status of Program Implementation	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

Table C

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Jurisdiction

City of Beliflower

Reporting Period 1/1/2012 -	12/31/2012		
Program Description (By Housing Element Program Names)	Housing Programs Describe progress of all programs improvement, an	ams Progres s including loc nd developme	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.
Name of Program	Objective	Timeframe in H.E.	Status of Program implementation
Fair Housing Services	Promote fair housing through its participation in the CDBG Program. Promote fair housing practices and use their counseling services for tenant-landlord disputes and cases of alleged discrimination.	Continuous	Existing. Service available for free counseling with landlord and tenants regarding cases of discrimination through Fair Housing Foundation of Long Beach. During the 2011-2012 Fiscal Year 347 residents were assited with fair housing services.
Monitor and protect the supply of Preservation of Existing and Future Assisted Housing. affordable housing by enforcing existing regulations and affordability restrictions.	Monitor and protect the supply of affordable housing by enforcing existing regulations and affordability restrictions.	Continuous	Existing. Properties have covenants that restrict the rental or sell of properties only to house holds that are at or below low income thresholds.
Housing Affordability Guidelines p	Develop and implement affordability guidelines to help the City allocate funds to proposed project developments and to ensure that the housing remains affordable for a reasonable period of time.	2nd Quarter of 2004	Action Plan for HUD specifies how the City is using the funds. The City prepares an annual action plan that is submitted to HUD proposing how funds are going to be spent. At the end of the fiscal year, a Consolidated Annual Performance Evaluation Report (CAPER) is submitted to HUD outlining how the funds were spent and how many affordable housing units were preserved and created.

(CCR Title 25 §6202)

Jurisdiction	City of Bellflower	flower
Reporting Period	1/1/2011 -	12/31/2011
1		

Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

				,							
		Housing I	Housing Development Information	Information	,				Housing with Financial Assistance and/or Deed Restrictions	cial Assistance r ictions	Housing without Financial Assistance or Deed Restrictions
4	2	з			4		5	5a	6	7	8
Project Identifier		Tenure	Affo	rdability by H	Affordability by Household Incomes	mes	1		Assistance Programs	Deed	Note below the number of units determined to be affordable without
(may be APN No., project name or	Unit	R=Renter	Very Low-	Low-	Moderate-	Above	per	Est. # Infill Units*	for Each Development	Units	financial or deed restrictions and attach an explanation how the
address)		O=Owner	Income	Income	Income	Income	Floren		See Instructions	See Instructions	jurisdiction determined the units w affordable. Refer to instructions.
,											
(9) Total of Moderate and Above Moderate from Table A3	and Abov	e Moderate	from Tabl	e A3 ▶							
(10) Total by income Table A/A3	able A/A3	▼		2							
(11) Total Extremely Low-Income Units*	w-Income	Units*									
!								A CONTRACTOR OF THE PERSON NAMED IN CONT			

^{*} Note: These fields are voluntary

(CCR Title 25 §6202)

Jurisdiction City of Bellflower

Reporting Period 1/1/2011 - 12/31/2011

Table A2

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

	200				
	0	0			(3) Acquisition of Units
	0				(2) Preservation of Units At-Risk
CHDO Rehab Project	4			4	(1) Rehabilitation Activity
(4) The Description should adequately document now each unit complies with subsection (c)(7) of Government Code Section 65583.1	TOTAL	Low- Income	Very Low- Income	Extremely Low- lncome*	Activity Type
	mes	Affordability by Household Incomes	rdability by H	Affc	

^{*} Note: This field is voluntary

Table A3

Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

No. of Units Permitted for Above Moderate	No. of Units Permitted for Moderate	
2	0	1. 2. Single Family 2 - 4 Units
0	0	2. 2 - 4 Units
0	0	3. 5+ Units
1	0	4. Second Unit
0	0	5. Mobile Homes
ω	0	6. Total
ω	0	7. Number of infill units*

^{*} Note: This field is voluntary

Jurisdiction	City of Beliflower	flower
Reporting Period	1/1/2011 - 12/31	12/31/2011

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

	Remaining Need for RHNA Period	Total Units ▼ ▼ ▼	Total RHNA by COG. Enter allocation number:	Above Moderate		Moderate		restricted	Non-deed		restricted	Very LUW Non-deed	Deed Restricted	income Level	Income Level	
	\Period ▼ ▼		1,067	462	164		200		Alfocation by Income Level	RHNA	Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.					
	▼		142	135				-	1	ы	u	>		Year 1		2006
			98	33						4			2	Year 2		2007
			23	9					ð	2	_	•	1	Year 3		2008
34-1-11-11-11-1			19	3						4	4	>	2	Year 4		2009
			13	12						_				Year 5		2010
			4										4	Year 6	:	2011
							0			0			0	Year 7	:	2012
														year 8		2013
														y ear	•	2014
			240	192					10	14	-	ະ	9	II		Total Units
		827	}	270			178			148			23	Total Remaining RHNA by Income Level		Total Remaining

Note; units serving extremely low-income households are included in the very low-income permitted units totals.

eporting Period	Jurisdiction
1/1/2011 -	City of Bellflower
12/31/2011	flower

Table C

to accommodate innovation in land use planning. Also, zoning regulations were amended to relax the parking requirement for second dwelling unit which does not require garages; instead, uncovered and/or tandem parking are allowed. Have submitted first draft of Housing Element Update to the State and anticipate approval	Continuous	include zoning standards that facilitate and encourage the development of a variety of housing types and revisions of parking standards for each residential zone.	Zoning Standards Implementation	
A partnership between the City, Habitat for Housing Summer of 2002. Not existing. In the past an agreement was made, but imitated by Long Beach Housing Coalition to develop new housing 2005 Affordable Housing Coalition. for extremely low and very low-income for extremely low and very low-income families.	Summer of 2002 2005	A partnership between the City, Habitat for Humanity, and Long Beach Affordable Housing Coalition to develop new housing for extremely low and very low-income families.	Family Housing Program	· · · · · · · · · · · · · · · · · · ·
Offered solely through the County of Los Angeles and is compatible with the City's Homebuyer's Assistance Program.	Jan 2001 to June 2006	Reduce the amount of federal income taxed owed by a qualified borrower by 15% of the annual interest paid on the mortgage.	Mortgage Credit Certificate Program	
Existing; however, funds were depleted as of December 2010. This program is still inactive due to decreases in Federal low income housing funds.	Continuous	Assist qualified households with 80% of the lender required down payment and 100% of the customary non-recurring closing costs associated with a purchase of a home.	Homebuyer's Assistance Program (HAP)	
Not offered, solely through the State of California.	Jan 2001 to June 2006	Provide density bonuses and other development incentives for qualified projects.	Affordable Housing Density Bonus Program	
The City refers renters to contact Housing Authority of the County of Los Angeles, an organization that provides renter vouchers to those who qualify.	Continuous	Offer more housing choices to tenants with incomes that come close to 50% of the Los Angeles County median income.	Section 8 Rental Housing Assistance Program	
Existing. Conflitting the program tupictures, such as maintaining a last or evaluate vacant sites, and establishing a Residential Planned Development that provides maximum flexibility in the encouragement of creative, innovative, and quality new single family infall development. Have submitted first draft of Housing Etement Update to the State and anticipate approval by end of 2013 for next 8 year planning nerind.	Jan 2001 to June 2006	Facilitate the housing development process so that the entire moderate and above moderate income RHNA construction need are met during the program period.	Residential Development Program	
Mixed Use projects are continually being pursued, via overlay zone (i.e., Beilflower/Alondra Mixed Use Overlay Zone) or specific plan, in order to accommodate innovation in land use planning.	Continuous	Identify Land Use types and patterns throughout the City, as well as setting density ranges.	Land Use Element and Zoning Code Implementation	
Status of Program implementation	Timeframe in H.E.	Objective	Name of Program	
Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	rams Progres is including loon nd developme	Housing Prog Describe progress of all program improvement, a	Program Description (By Housing Element Program Names)	

Reporting Period Jurisdiction 1/1/2011 -City of Bellflower 12/31/2011

Program Implementation Status

Updated with HUD in May 2010. No comments received.	Dec 2002	Recommendations to improve the impediments to Fair Housing. Descriptive list provided Category 5., program 1 of the Housing Element.	Impediments Analysis Program
Existing, 15% home allocation to CHDO. Covenants are attached to projects to ensure the proper period of affordability program.	Continuous	HOME funds to be used by a CHDO to manage purchase or rehab units for rental or home ownership for low income households.	CHDO Acquisition and Rehabilitation Program
Existing. Speaking with property owners to offer them assistance to match a percentage of improvements. To date, no units have been assisted because property owners are hesitant to allow oversight by an association to better manage the multi-family buildings.	Continuous	Provide loans and/or grants to existing multi-family properties located in the distressed neighborhood and to provide public improvements.	Focused Neighborhoad Program
Funds were depleted; thus, program is no longer existing since 2005. In addition, landfords lacked interest in participating in the program because they are hesitant to put restrictions on rent.	Continuous	Programs offering two federal funds to provide assistance to landlords for the purpose of completing repairs and improvements on their rental property.	Muti-∓amily Improvement Program
This program is currently inactive due to decreases in Federal low income housing funds and elimination of the California Redevelopment Agency 20% set-aside funding.	Continuous	Provide assistance to homeowners for the purpose of completing home repairs and improvements.	Homeowner Improvement Program
The Code Enforcement Division issues stop work orders, notice of violations, citations, and prosecutes individuals who are responsible for creating health and safely hazards or unsatisfactory aesthetic situations.	Continuous	Protect the quality of the housing stock and the health and safety of its citizens.	Code Enforcement Program
The City is in partnership with County funded facilities to provide services to City residents.	2nd Quarter of 2004	Adopt standards and procedures to facilitate the processing of applications for the development or conversion of existing structures to emergency shelters and transitional housing	Emergency Shellers and Transitional Housing
Existing CHDO projects under covenant use funding to rehab and/or acquire properties for disabled persons. To date, the Zoning Ordinance addresses conformance with the American with Disabilities Act in a general way. A Housing Impediment Analysis was updated in May 2010.	Jan 2001 to June 2004	Establish ways of encouraging and facilitating the development and/or modification of housing to better meet the needs of persons with disabilities.	Housing for Persons with Disabilities
HOME Investment Partnerships Program is used to assist low income housing development or rehabilitation. For example, an Owner Participation Agreement with HQT Homes was executed to develop 11 affordable units out of 30 for the Beimont Court project. Also, the City identified sites such as Belithower/Walnut Street Live/Work area for the construction of affordable housing units.	Continuous	Continue to facilitate the use of affordable housing incentives by private and non-profit housing developers.	Affordable Housing Incentives
Status of Program Implementation	Timeframe in H.E.	Objective	Name of Program
Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	rams Progres s including loc nd developmen	Housing Progr Describe progress of all program improvement, an	Program Description (By Housing Element Program Names)

Table C

Jurisdiction

City of Beliflower

-	Pres			Ω Π	Rep
Housing Affordability Guidelines	Preservation of Existing and Future Assisted Housing.	Fair Housing Services	Name of Program	Program Description (By Housing Element Program Names)	Reporting Period 1/1/2011 -
Develop and implement affordability guidelines to help the City allocate funds to proposed project developments and to ensure that the housing remains affordable	Monitor and protect the supply of affordable housing by enforcing existing regulations and affordability restrictions.	Promote fair housing through its participation in the CDBG Program. Promote fair housing practices and use their counseling services for tenant-landlord disputes and cases of alleged discrimination.	Objective	Housing Progr Describe progress of all program- improvement, ar	12/31/2011
2nd Quarter of 2004	Continuous	Continuous	Timeframe in H.E.	rams Progres s including loo nd developme	
Action Plan for HUD specifies how the City is using the funds. The City prepares an annual action plan that is submitted to HUD proposing how funds are going to be spent. At the end of the fiscal year, a Consolidated Annual Performance Evaluation Report (CAPER) is submitted to HUD outlining how the funds were spent and how many affordable bousting units were preserved and greated.	Existing. Properties have covenants that restrict the rental or sell of properties only to house holds that are at or below low income thresholds.	Existing. Service available for free counseling with landlord and tenants regarding cases of discrimination through Fair Housing Foundation of Long Beach. During the 2011-2012 Fiscal Year 347 residents were assited with fair housing services.	Status of Program Implementation	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	